

Albert Court

Henley-on-Thames



McCarthy Stone

Henley-on-Thames

Albert Court

Development features

Property details

Welcome

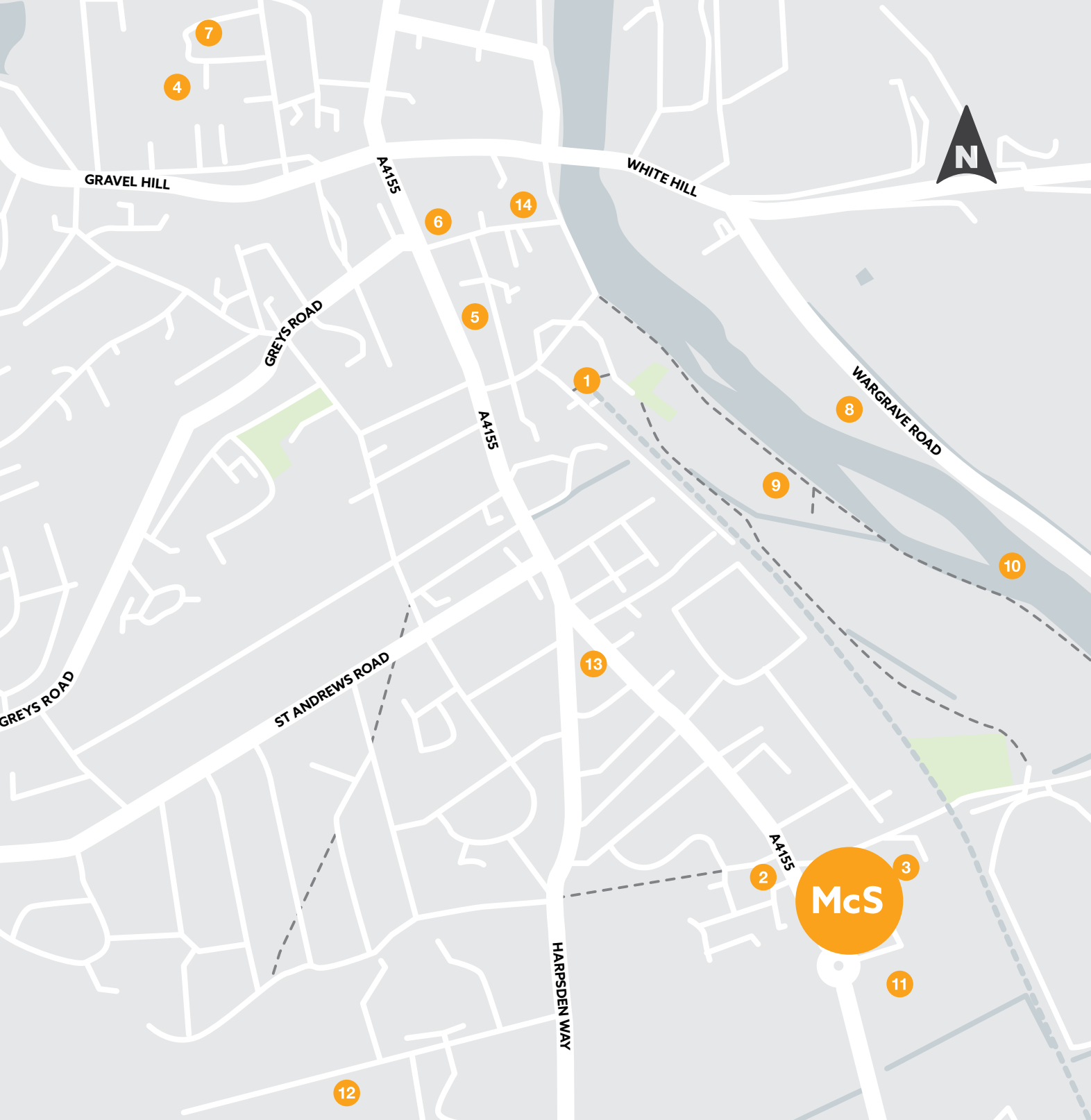
Where traditional village life meets modern living.

This beautiful Oxfordshire town really does tick all the boxes. Wonderful shopping. Great restaurants. Rich in Georgian architecture. Relaxing riverside walks. The Chiltern Hills on the doorstep. London less than an hour away by train. Easy access to the M4 and M25. No wonder Henley-on-Thames has been named one of the best places to live in England.

Find your happy place in Henley-on-Thames.

Close to the centre of elegant Henley you'll find Albert Court. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life your way.





- | | | |
|----------------------|--------------------------------|-------------------------|
| 1 Railway Station | 6 Henley Town Centre | 10 River Thames |
| 2 Bus Stop | 7 Townlands Memorial Hospital | 11 Henley Football Club |
| 3 Tesco Superstore | 8 Henley-On-Thames Rowing Club | 12 Henley Golf Club |
| 4 Doctors Surgery | 9 Mill Meadows | 13 Three Horseshoes Pub |
| 5 Henley Post Office | | 14 The Chocolate Cafe |



Live life your way.

Whatever you love doing in life, Albert Court is ideally located to help you take full advantage of this quintessential market town and the surrounding area.

The development sits in a residential area, but everything you need daily is within easy reach. With a Tesco Superstore next door, picking up groceries is a breeze. The main shopping area is just a pleasant stroll away or you can hop on a bus that stops just outside Albert Court.

In the heart of Henley, you'll discover familiar high street names including a large Waitrose. The town also retains many independent shops and boutiques. If you're after collectors' pieces and curios, make a beeline for Tudor House Antiques.

Thanks to its weekly Charter and Farmers' Markets, the pedestrianised Market Place is always lively. The town has a wealth of eateries to tempt the tastebuds too, such as The Giggling Squid Thai restaurant. The Chocolate Cafe is also a favourite with the locals.

Henley boasts many architectural gems. St. Mary's Church is beautiful, as is the Victorian Town Hall. The Kenton Theatre, one of the country's oldest theatres, offers both amateur and professional productions. Numerous festivals are hosted annually, including the prestigious Royal Regatta that attracts the world's best rowers. The River and Rowing Museum celebrates the town's link with the sport.

If you enjoy the great outdoors, a walk along the banks of the River Thames never disappoints. This area is also home to recreational grounds offering an array of activities, from boat trips to 'pitch & putt'. The local Fawley Court country house and grounds is always a worth a visit. Thanks to the town's excellent bus, rail, and road links, heading further afield couldn't be simpler. Trains can whisk you to London, Twyford or Reading and regular buses run to High Wycombe. The M4 and M25 are both easily accessible.

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Stylish design, inside and out.

While Henley takes great pride in its architectural heritage, the town is not living in the past. The contemporary exterior design of Albert Court with its elegant, pitched roofs is a complement to this approach.

The entrance lobby always offers a warm welcome to homeowners, friends and family members alike. You'll immediately notice how the high ceiling floods this area with natural light. Turn left and you'll soon discover the social heart of Albert Court.

The communal lounge is where our thriving community can come together. It's a stylish space where people want to spend time, from a social gathering filled with sparkly banter to a catch up over a morning cappuccino. There are plenty of quiet spots too if you just want to immerse yourself in a good book. You can also enjoy drinks, light snacks, and a delicious seasonally inspired menu every day from the Bistro restaurant*.

From the lounge and restaurant area you can access the seated patio that runs along the front of the development. Come the warmer months, it's a lovely spot for soaking up some sun or enjoying a relaxing evening with neighbours and friends. From here you can admire the immaculately presented beds and borders. Every shrub, plant and tree has been carefully chosen to release a tapestry of colours throughout the seasons.

Follow the path that runs around Albert Court and you'll discover more seating where you can enjoy a quiet moment. As you walk, stop to admire the scented herbs being grown in raised beds for use in the bistro's kitchen. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.



*Additional charges apply.

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The support you want, when you need it.

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

Domestic assistance

You can enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

Personal support*

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

*Additional charges apply.

Lifestyle support*

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

Laundry service*

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.





More features.

On-Site Estate Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

Bistro on-site

If you don't feel like cooking, the bistro at Albert Court provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tippie.

The extra cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.



Wellness suite[^]

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.



Guest Suite[^]

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.



Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking[#]

Spaces are available for purchase.

[^]Additional charges apply. [#]Subject to availability.

Henley-on-Thames Albert Court Development features Property details

Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Albert Court is no exception. Comprising 52 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

How to buy

Whether you purchase or rent your apartment at Albert Court, we will help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the service that's right for you, our friendly Sales Consultant will explain each in greater detail.



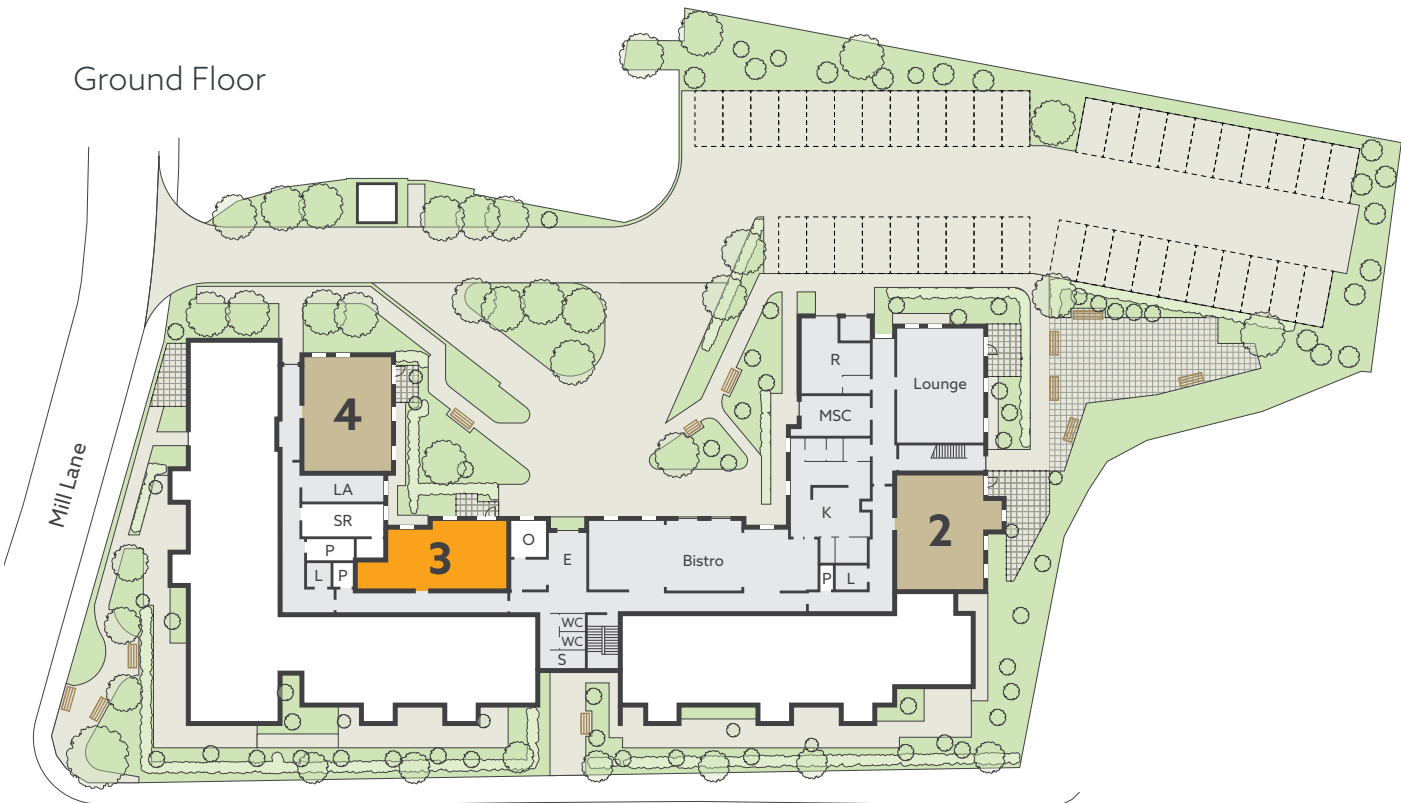
*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.

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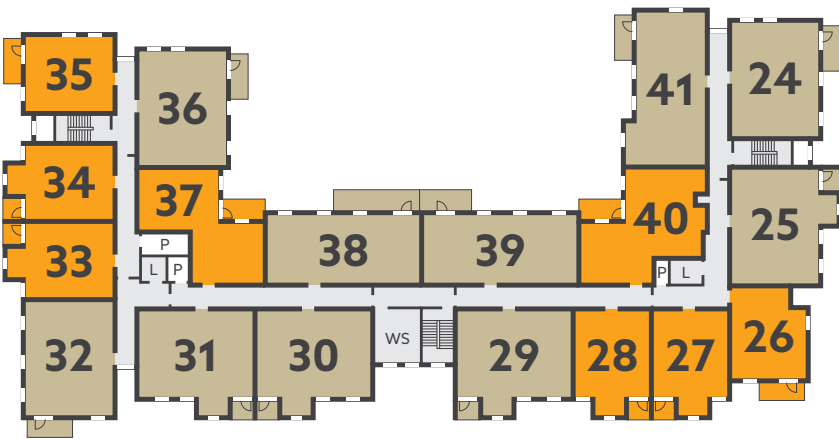
- 1 bedroom property
2 bedroom property

E - Entrance Lobby
GS - Guest Suite
K - Kitchen
L - Lift
- LA - Laundry Room
MSC - Mobility Scooter Charging
O - Office
P - Plant Room
R - Refuse & Recycling
S - Store
SR - Staff Room
WS - Wellness Suite

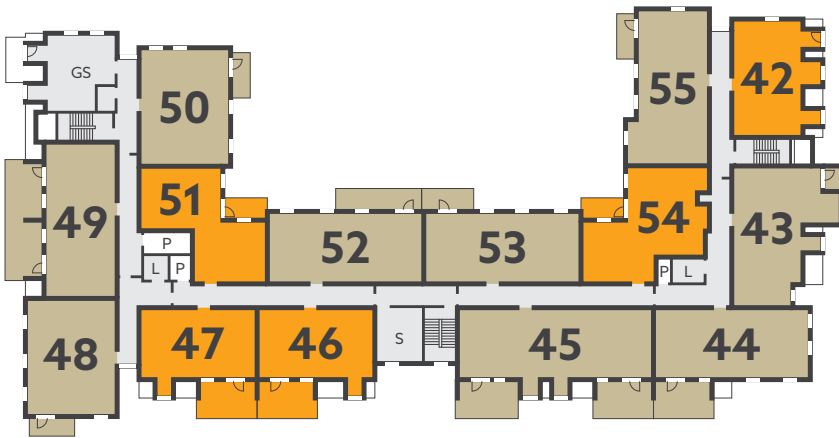
Ground Floor



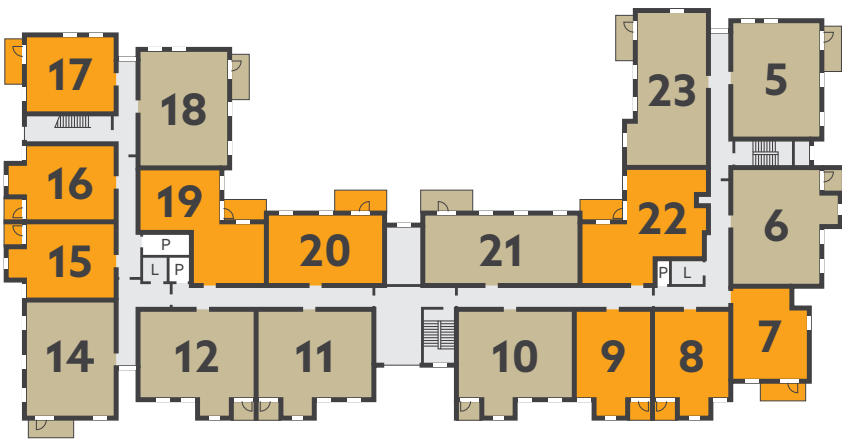
Second Floor



Third Floor



First Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/albert-court

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Your new home in detail.

General

- Double glazing to all windows
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- e+ connection point in living room*

Kitchen

- Fitted kitchen with integrated NEFF appliances (fridge, freezer, microwave and ceramic hob)
- Mid-height oven
- Stainless steel cooker hood and splashback
- High gloss units
- Stainless steel sink with lever taps
- Under pelmet lighting

Shower room

- Level access fitted shower room featuring a rain shower and slip resistant tiling
- Fitted mirror
- Shaver socket
- Heated towel rail
- Extraction ventilation

Heating and finishes

- Underfloor heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture

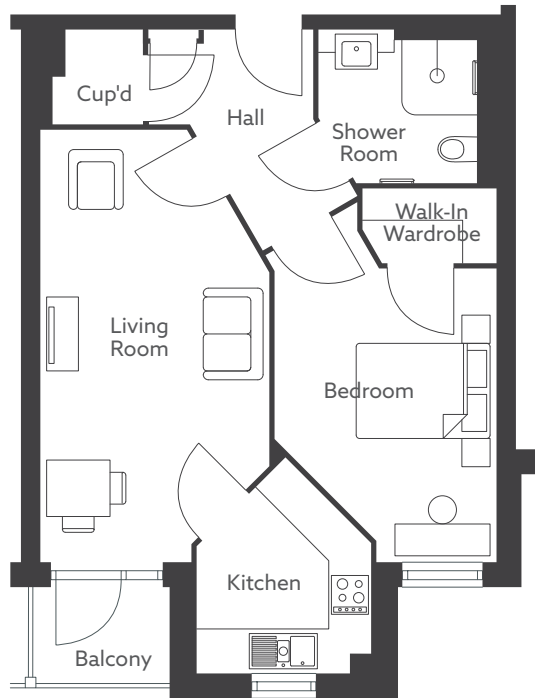
Safety and security

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layout

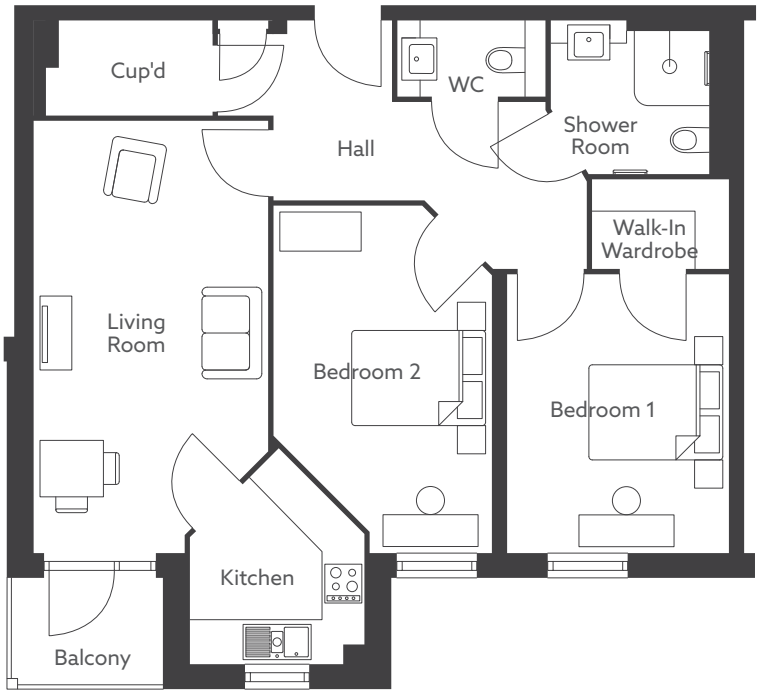
Approximate room sizes

One Bedroom



Living Room
6096mm x 3214mm / 20'0" x 10'7"
Kitchen
2473mm x 3030mm / 8'1" x 10'10"
Bedroom
5267mm x 3119mm / 17'3" x 10'3"
Shower Room
2147mm x 2497mm / 7'1" x 8'2"

Two Bedroom



Living Room
6096mm x 3294mm / 20'0" x 10'10"
Kitchen
2473mm x 3030mm / 8'1" x 9'11"
Bedroom 1
5251mm x 3064mm / 17'3" x 10'1"
Bedroom 2
4895mm x 3050mm / 16'1" x 10'0"
Shower Room
2701mm x 2147mm / 8'10" x 7'4"

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Albert Court, Henley-on-Thames.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
albert-court](https://mccarthystone.co.uk/albert-court)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/albert-court

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